

FOR LEASE

7201 Denison Ave

Cleveland, OH 44102



PROPERTY OVERVIEW

- 0.623 Acre Hard Corner Parcel Available for Ground Lease
- Property positioned on high traffic lighted intersection
- Two access points to property off Ridge Rd. or Denison Ave.
- Great opportunity for a freestanding fast food or service based operator
- Over 9,943 VPD on Ridge Rd and 9,945 VPD on Denison Ave.

Demographic Snapshot *(2020 Estimated)*

	1 Mile	3 Miles	5 Miles
Population	20,970	155,420	313,998
Households	7,457	67,614	138,511
Median HH Inc	\$32,430	\$40,309	\$46,907
Average HH Inc	\$49,302	\$59,301	\$66,381
Daytime Pop	5,413	48,622	202,415

[View in Google Maps](#)



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

Tom Grasso

216.861.5429

tomgrasso@hannacre.com

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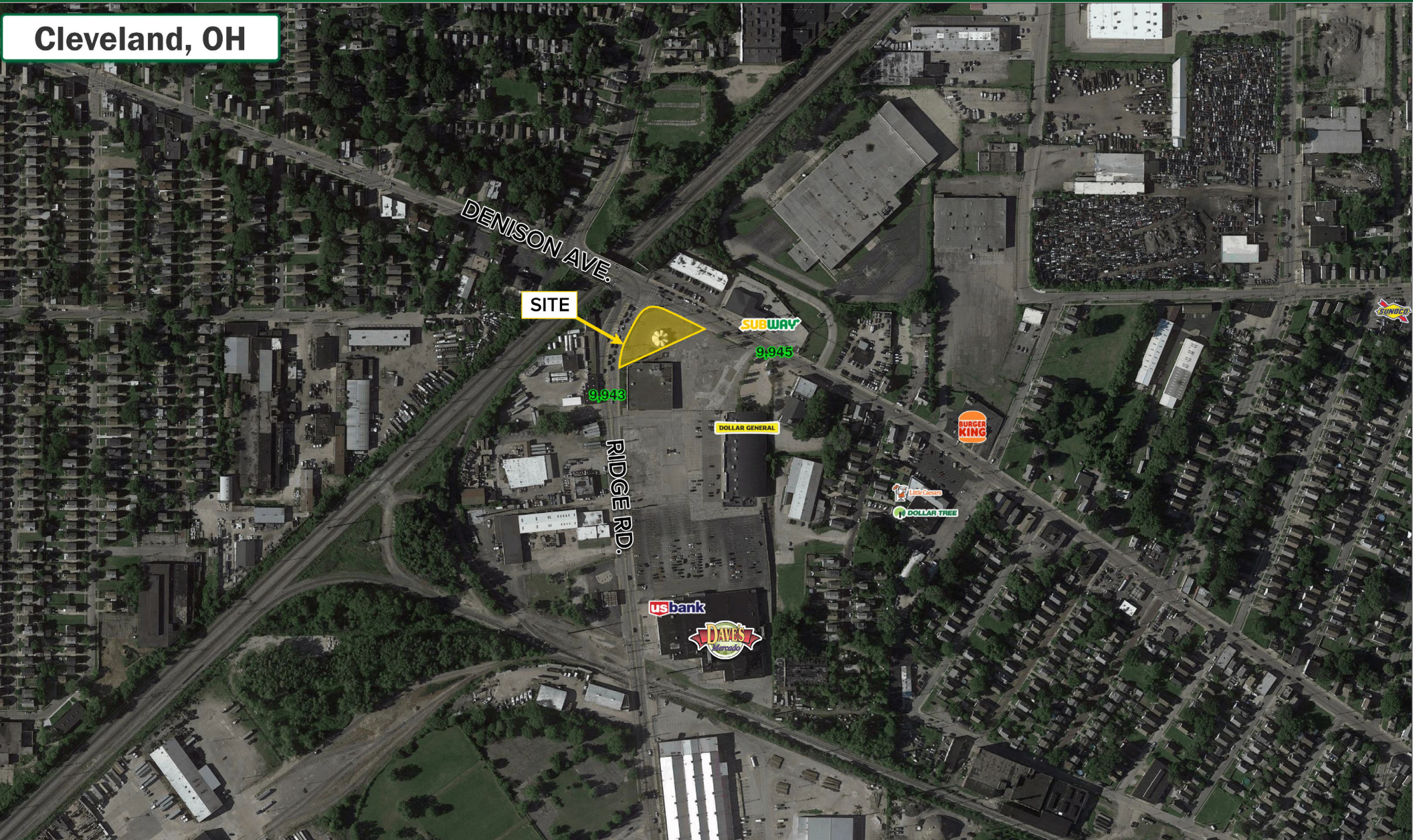
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Date Created: 5/20/2021

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1: 600



Projection:
WGS 1984 Web Mercator Auxiliary Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

— Cuyahoga County —
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP



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SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.4619/-81.7379

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POPULATION	2020 Estimated Population	20,970	155,420	313,998
	2025 Projected Population	21,481	153,305	304,913
	2010 Census Population	22,398	164,871	329,204
	2000 Census Population	25,295	182,228	356,351
	Projected Annual Growth 2020 to 2025	0.5%	-0.3%	-0.6%
	Historical Annual Growth 2000 to 2020	-0.9%	-0.7%	-0.6%
	2020 Median Age	30.8	34.9	35.6
HOUSEHOLDS	2020 Estimated Households	7,457	67,614	138,511
	2025 Projected Households	7,769	67,433	136,182
	2010 Census Households	7,849	70,501	141,984
	2000 Census Households	8,820	75,403	149,725
	Projected Annual Growth 2020 to 2025	0.8%	-	-0.3%
	Historical Annual Growth 2000 to 2020	-0.8%	-0.5%	-0.4%
RACE AND ETHNICITY	2020 Estimated White	51.3%	61.5%	67.1%
	2020 Estimated Black or African American	21.1%	19.4%	19.0%
	2020 Estimated Asian or Pacific Islander	1.9%	2.4%	2.9%
	2020 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.4%
	2020 Estimated Other Races	24.9%	16.1%	10.5%
	2020 Estimated Hispanic	37.4%	24.9%	15.7%
INCOME	2020 Estimated Average Household Income	\$49,302	\$59,301	\$66,381
	2020 Estimated Median Household Income	\$32,430	\$40,309	\$46,907
	2020 Estimated Per Capita Income	\$17,563	\$25,947	\$29,600
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	9.9%	6.7%	4.9%
	2020 Estimated Some High School (Grade Level 9 to 11)	16.7%	12.2%	10.0%
	2020 Estimated High School Graduate	36.1%	31.7%	30.4%
	2020 Estimated Some College	20.8%	21.4%	21.9%
	2020 Estimated Associates Degree Only	6.3%	7.3%	7.7%
	2020 Estimated Bachelors Degree Only	7.6%	13.5%	16.1%
	2020 Estimated Graduate Degree	2.6%	7.1%	9.0%
BUSINESS	2020 Estimated Total Businesses	464	4,408	12,874
	2020 Estimated Total Employees	5,413	48,622	202,415
	2020 Estimated Employee Population per Business	11.7	11.0	15.7
	2020 Estimated Residential Population per Business	45.2	35.3	24.4

